

Department of Regulatory and Economic Resources

Environmental Resources Management

701 NW 1st Court, 6th Floor

Miami, Florida 33136-3912

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miamidade.gov



Carlos A. Gimenez, Mayor

August 2, 2019

Cutler Properties, LC
c/o Bay Cut Properties, LLC, Manager
c/o Edgardo Defortuna, Manager
1300 Brickell Avenue
Miami, Florida 33131

RE: Class I Permit Application CC19-046: Cutler Properties, LC – Wetland Delineation Verification located at 18551 Old Cutler Road, Cutler Bay, Florida (Folio No. 36-6003-001-0013).

Dear Mr. Defortuna:

Please accept this letter in response to your request for a wetland delineation at the above referenced property. The purpose of the inspection was to verify that the limits of the jurisdictional wetland line between the wetland and upland portions of the property was accurately established and marked in the field.

On July 18, 2019, Staff performed an inspection at the above-referenced property while accompanied by Mr. Alec Basseda of EAS Engineering, Inc. DERM inspected the locations of fourteen survey stakes that Mr. Basseda indicated marked the subject property's eastern boundary as depicted in an undated boundary survey provided by Mr. Basseda, prepared by Ludovici & Orange, and entitled "Old Cutler Village." (Attachment A) According to Mr. Basseda, these stakes also marked the location of the landward (i.e. western) extent of wetlands on the former Cutler Properties /Trebloc parcel as determined by the South Florida Water Management District and DERM in 2006. This determination was made prior to the acquisition of the lands immediately east of the subject site by the South Florida Water Management District in 2010.

The site inspection revealed the presence of invasive exotic vegetation dominated by *Schinus terebinthifolius* (Brazilian pepper), *Bischofia javanica* (Bishopwood), *Leucaena leucocephala* (Lead Tree), and *Pennisetum purpureum* (Napier Grass) within the uplands. Additionally, coastal wetland vegetation consisting of two *Avicennia germinans* (Black Mangrove) and several *Acrostichum danaeifolium* (Giant leather fern) and were documented east of the wetland delineation line. One *Acrostichum danaeifolium* was documented west of the wetland delineation line; however, no other indicators of wetland hydrology were present.

Based on site conditions at the time of DERM's inspection on July 18, 2019, the aforementioned survey stakes appeared to be located at or landward of the landward extent of jurisdictional wetlands and to be consistent with the determination that was previously approved in 2006 and as depicted on the current survey (Attachment A).

If you have any questions or require additional information, please contact Samantha Tiffany at (305) 372-6577 or via email at samantha.tiffany@miamidade.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'McKee Gray'.

McKee Gray, Manager
Coastal Resources Section
Division of Environmental Resources Management (DERM)

cc: Edward Swakon, EAS Engineering, Inc. (via email)

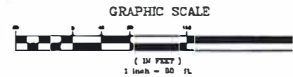
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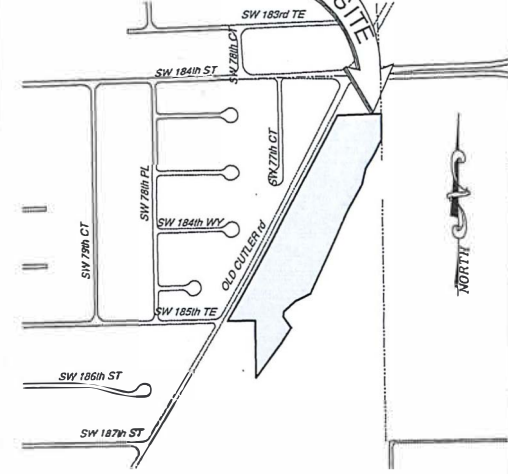
BOUNDARY/TOPOGRAPHIC SURVEY

S.W. 184th ST. (EUREKA DR.)

NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.



THIS SITE



LOCATION SKETCH
A PORTION OF SECTION 3, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
SCALE: 1"=300'

SURVEYOR'S REPORT:

1. No instruments of record reflecting easements, right of way, and/or ownership were furnished to this surveyor except as shown.
2. Bearings are based on an assumed value of S00°52'55"E along the East line of the Northeast 1/4 of Section 3, Township 56 South, Range 40 East in Miami-Dade County, Florida.
3. Unless otherwise noted record and measured data are in substantial agreement. All distances and elevations shown are in accordance with the United States standard used feet.
4. The Street Right-of-Way abutting this property are physically open unless otherwise noted.
5. Fence ownership, if any, was established by visual means only. But legal ownership has not been determined.
6. Set Iron Pipe or Pin with cap #1012 (18" in length by 0.2 square inches, minimum) of all corners unless otherwise noted.
7. No underground installations or improvements have been located.
8. The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.
9. The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.
10. The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time.
11. Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.
12. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
13. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY that this Boundary Survey as shown and described herein was prepared under my supervision and that there are no shown ground encroachments unless otherwise shown, also that this Boundary Survey meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 34-17.051, Florida Administrative Code, pursuant to Section 472.022, Florida Statutes. And, that the sketch herein is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.

Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

Last Field Survey Date: June 4, 2015

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
327 PALMWOOD AVENUE, CORAL GABLES, FLORIDA 33134 • 305.448.860 • LB 1012

BOUNDARY/TOPOGRAPHIC SURVEY
MIAMI-DADE COUNTY, FLORIDA

SEC. 3-56-40
OLD CUTLER VILLAGE

PROJ. NO: 2005-076
SHEET: 1
OF 1 SHEETS

- LEGEND:
- 1/4 Section Boundary
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